

# AMADOR COUNTY ECONOMIC FORECAST

Amador County is located in the western foothills of the Sierra Nevada Mountains. It is the only county in the state named for a native Californian, Jose Maria Amador, who founded a gold-mining settlement in the region. Amador County has a small but growing viticulture industry, which is now home to more than 40 wineries. Wine grapes accounted for 41 percent of the total agricultural output in 2015, and despite a recent decline in production, wine grapes have been largely responsible for the rebound in overall crop values since 2009.

Amador County's largest employer is the public sector, accounting for 40 percent of all wage and salary jobs. Many of these positions are associated with Mule Creek State Prison, which houses approximately 3,600 inmates and employs more than 1,300 guards and support staff.

Amador County has a population of 37,200 people and a total of 12,100 wage and salary jobs. The per capita income in Amador County is \$44,019 and the average salary per worker is \$56,628.

In 2016, a total of 490 wage and salary jobs were gained in Amador County, representing a growth rate of 4.2 percent. The unemployment rate improved substantially, falling from 6.6 percent in 2015 to 5.9 percent in 2016.

During 2016, the largest employment gains were observed in government (+490 jobs). Several sectors were characterized by small gains, including education and healthcare (+60 jobs), leisure and hospitality (+20 jobs), professional and business services (+20 jobs), and agriculture (+20 jobs). The largest losses were observed in construction (-80 jobs) and manufacturing (-30 jobs).

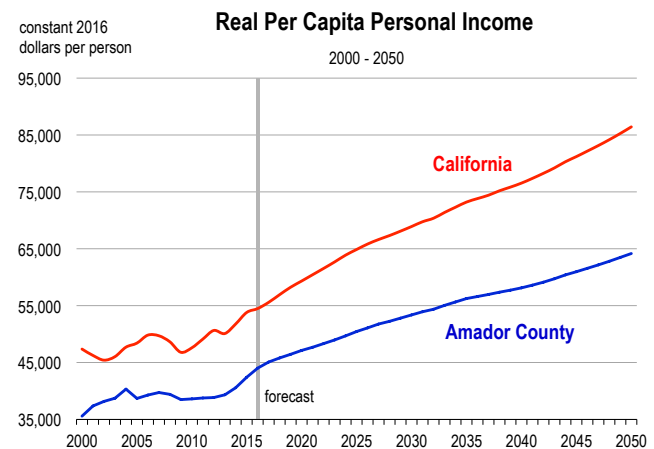
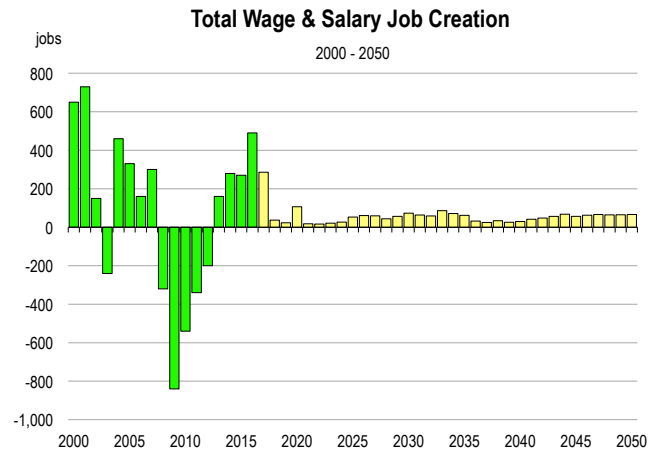
Between 2011 and 2016, the population of Amador County declined at an average annual rate of 0.2 percent. Amador County has experienced a natural decrease (deaths outnumbering births) for more than two decades.

There are now more Amador County residents in the retirement cohort (people over age 65) than in the young professional group (people age 25 to 44). This has been the main contributor to the natural decrease, and over the next few decades, the retirement cohort will eventually account for almost 35 percent of the county population.

Over the forecast period, the population of Amador County is expected to continue to decline, placing the county at serious risk of economic stagnation. Average salaries in the county are not expected to keep pace with the statewide average, and local job growth is expected to be slow.

## FORECAST HIGHLIGHTS

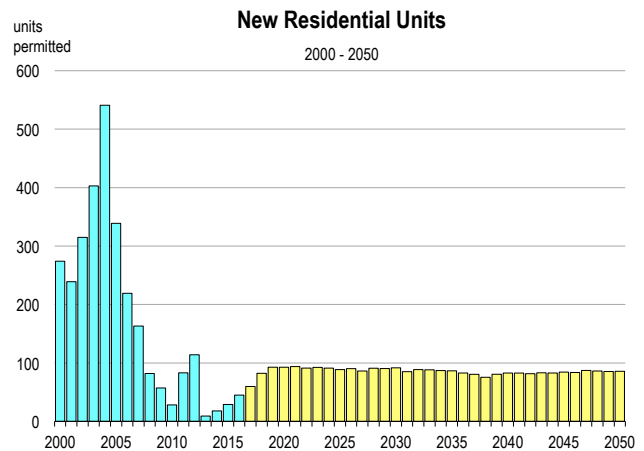
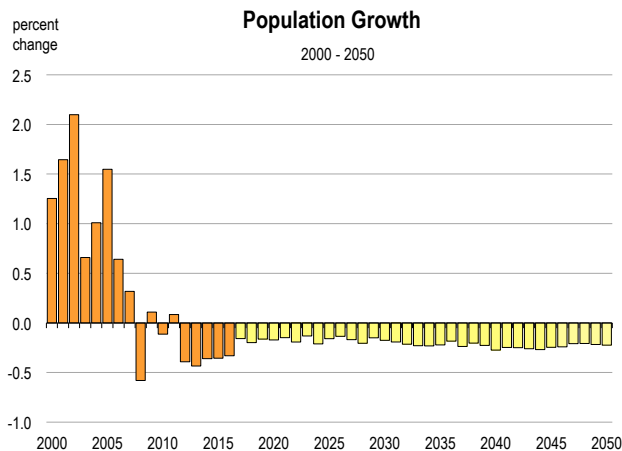
- Total employment is expected to increase by 2.4 percent in 2017. Between 2017 and 2022, total employment will increase by approximately 0.3 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Amador County, inflation-adjusted salaries are expected to rise by an average of 1.0 percent per year from 2017 to 2022.
- Between 2017 and 2022, the momentum for employment growth will be in wholesale and retail trade, leisure and hospitality, healthcare and education, and professional and business services. Combined, these industries will account for 92 percent of net job creation in the county. Small declines are expected in the government sector.
- Between 2017 and 2022, the population will decrease at an average rate of 0.2 percent per year. Net migration will be positive but low, with an average of 75 net migrants leaving the county each year. However, the natural decrease (deaths outnumbering births) will reduce the population by approximately 140 people per year.
- Real per capita income is forecast to increase by 2.4 percent in 2017. Between 2017 and 2022, real per capita income is expected to increase by an average of 1.4 percent per year.
- Total taxable sales, adjusted for inflation, will increase by 1.3 percent annually between 2017 and 2022.
- Industrial production is forecast to grow by 1.1 percent per year between 2017 and 2022.



# Amador County Economic Forecast

## 2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	37,862	41	53.5	14.6	28	\$0.35	\$1.30	\$38,607	1.3	26.7	272.0	14.1
2011	37,894	207	53.3	14.6	83	\$0.38	\$1.34	\$38,780	2.7	31.3	282.0	13.6
2012	37,746	0	52.5	14.5	114	\$0.38	\$1.37	\$38,849	2.7	34.8	327.4	12.3
2013	37,582	0	54.1	14.4	9	\$0.39	\$1.40	\$39,315	2.3	39.6	323.9	10.3
2014	37,447	0	55.1	14.4	18	\$0.42	\$1.46	\$40,580	2.8	37.3	298.5	8.3
2015	37,314	0	56.4	14.4	29	\$0.45	\$1.55	\$42,433	2.6	36.3	277.9	6.6
2016	37,191	0	58.2	14.3	45	\$0.46	\$1.64	\$44,019	3.0	36.1	265.9	5.9
2017	37,132	64	59.4	14.4	60	\$0.48	\$1.72	\$45,074	3.1	36.1	307.2	5.2
2018	37,059	55	59.6	14.4	82	\$0.50	\$1.80	\$45,804	3.0	36.2	301.2	4.9
2019	36,999	73	59.7	14.4	93	\$0.52	\$1.87	\$46,459	2.6	36.2	305.3	4.8
2020	36,935	74	60.1	14.5	93	\$0.54	\$1.95	\$47,146	3.1	36.3	317.2	4.9
2021	36,880	87	60.2	14.5	94	\$0.57	\$2.02	\$47,686	3.0	36.3	318.7	5.0
2022	36,810	78	60.3	14.6	91	\$0.59	\$2.10	\$48,315	3.0	36.4	325.2	5.2
2023	36,761	105	60.4	14.7	92	\$0.61	\$2.18	\$48,966	3.0	36.4	333.5	5.4
2024	36,684	81	60.5	14.7	91	\$0.64	\$2.27	\$49,710	2.9	36.5	339.8	5.6
2025	36,626	105	60.7	14.8	89	\$0.66	\$2.35	\$50,452	2.9	36.6	347.2	5.6
2026	36,576	117	61.0	14.9	90	\$0.69	\$2.43	\$51,101	2.8	36.6	353.5	5.7
2027	36,515	106	61.3	15.0	86	\$0.72	\$2.51	\$51,754	2.9	36.7	360.9	5.7
2028	36,440	97	61.4	15.0	91	\$0.74	\$2.59	\$52,270	2.7	36.7	369.3	5.7
2029	36,385	120	61.7	15.1	90	\$0.77	\$2.68	\$52,801	2.5	36.8	378.1	5.7
2030	36,322	115	62.0	15.2	92	\$0.80	\$2.76	\$53,363	2.4	36.9	387.1	5.7
2031	36,252	111	62.3	15.2	85	\$0.83	\$2.84	\$53,916	2.3	36.9	396.4	5.7
2032	36,174	103	62.5	15.3	89	\$0.87	\$2.92	\$54,363	2.5	37.0	406.0	5.7
2033	36,091	99	62.9	15.4	88	\$0.90	\$3.01	\$55,052	2.1	37.1	415.7	5.7
2034	36,008	100	63.2	15.5	87	\$0.93	\$3.10	\$55,666	2.3	37.2	425.7	5.7
2035	35,928	109	63.5	15.5	86	\$0.97	\$3.20	\$56,243	2.4	37.2	435.9	5.7
2036	35,862	124	63.6	15.6	83	\$1.00	\$3.29	\$56,605	2.8	37.3	446.4	5.7
2037	35,778	106	63.7	15.7	81	\$1.04	\$3.40	\$56,949	2.9	37.4	457.2	5.7
2038	35,705	120	63.9	15.8	75	\$1.07	\$3.50	\$57,378	2.7	37.5	468.3	5.7
2039	35,624	113	64.0	15.8	81	\$1.11	\$3.61	\$57,733	2.9	37.5	479.6	5.7
2040	35,527	96	64.1	15.9	83	\$1.14	\$3.72	\$58,137	2.8	37.6	491.3	5.6
2041	35,439	105	64.3	16.0	83	\$1.18	\$3.83	\$58,619	2.6	37.7	503.2	5.6
2042	35,351	103	64.5	16.0	82	\$1.21	\$3.94	\$59,141	2.5	37.8	515.4	5.6
2043	35,259	99	64.8	16.1	83	\$1.25	\$4.06	\$59,718	2.4	37.9	528.0	5.6
2044	35,164	95	65.1	16.2	83	\$1.28	\$4.17	\$60,392	2.2	38.0	540.8	5.6
2045	35,078	102	65.3	16.3	84	\$1.32	\$4.29	\$60,960	2.4	38.1	554.0	5.6
2046	34,993	103	65.6	16.3	84	\$1.36	\$4.42	\$61,568	2.3	38.2	567.6	5.6
2047	34,920	112	65.9	16.4	87	\$1.40	\$4.55	\$62,177	2.3	38.3	581.5	5.6
2048	34,848	111	66.1	16.5	86	\$1.44	\$4.68	\$62,809	2.3	38.3	595.7	5.6
2049	34,773	105	66.4	16.5	85	\$1.48	\$4.82	\$63,470	2.3	38.4	610.3	5.6
2050	34,695	102	66.7	16.6	86	\$1.52	\$4.96	\$64,164	2.3	38.6	625.3	5.6

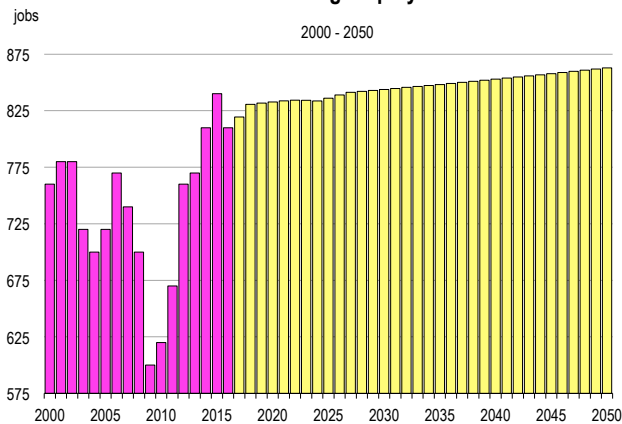


# Amador County Employment Forecast

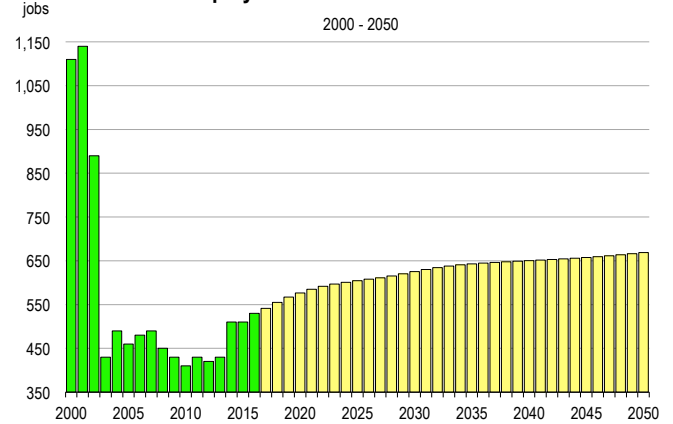
## 2010-2016 History, 2017-2050 Forecast

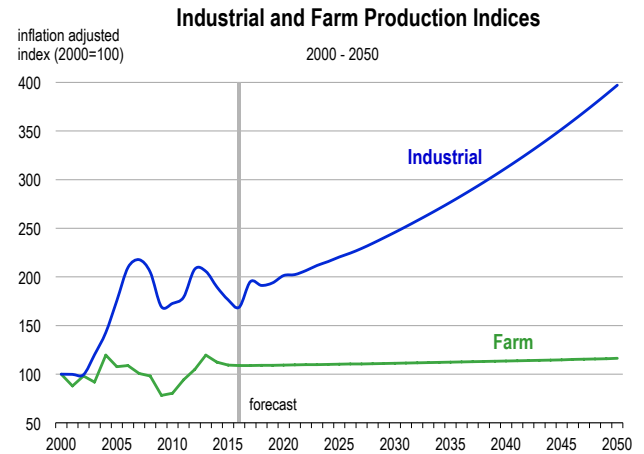
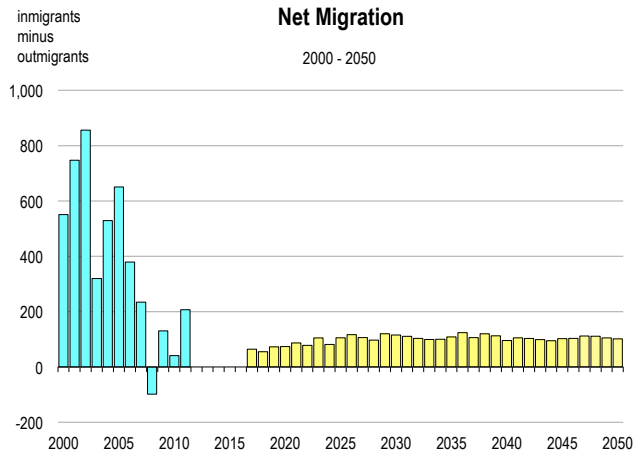
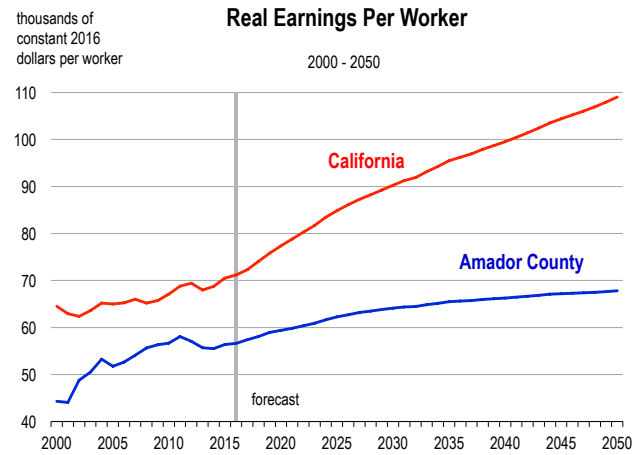
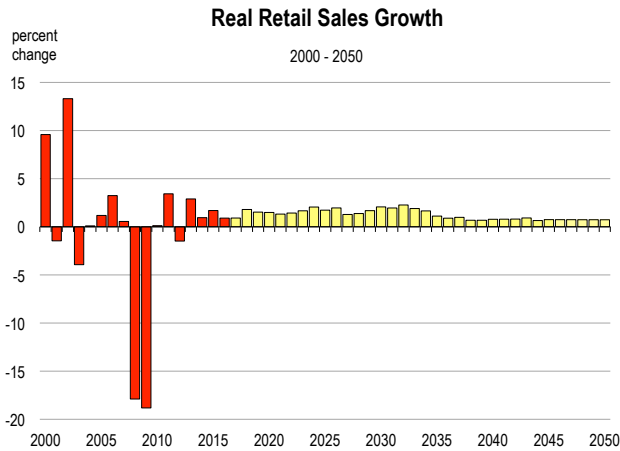
	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2010	11.47	0.33	0.25	0.62	0.16	1.52	0.28	0.41	0.18	1.39	0.95	5.04
2011	11.13	0.33	0.24	0.67	0.17	1.57	0.28	0.43	0.17	1.35	0.94	4.61
2012	10.93	0.33	0.26	0.76	0.19	1.57	0.28	0.42	0.16	1.35	0.98	4.24
2013	11.09	0.33	0.30	0.77	0.24	1.55	0.28	0.43	0.16	1.45	1.02	4.16
2014	11.37	0.32	0.41	0.81	0.22	1.58	0.28	0.51	0.17	1.49	1.03	4.20
2015	11.64	0.31	0.45	0.84	0.21	1.59	0.29	0.51	0.17	1.48	1.08	4.34
2016	12.13	0.33	0.37	0.81	0.20	1.59	0.28	0.53	0.16	1.54	1.10	4.83
2017	12.42	0.34	0.37	0.82	0.21	1.61	0.29	0.54	0.17	1.58	1.11	4.99
2018	12.45	0.34	0.39	0.83	0.21	1.62	0.29	0.56	0.17	1.60	1.11	4.94
2019	12.48	0.34	0.39	0.83	0.21	1.63	0.29	0.57	0.17	1.61	1.12	4.91
2020	12.58	0.34	0.39	0.83	0.21	1.64	0.29	0.58	0.17	1.63	1.13	4.98
2021	12.60	0.34	0.39	0.83	0.21	1.64	0.29	0.58	0.18	1.63	1.14	4.96
2022	12.62	0.34	0.39	0.83	0.22	1.65	0.29	0.59	0.18	1.64	1.15	4.95
2023	12.64	0.34	0.39	0.83	0.22	1.65	0.29	0.60	0.18	1.65	1.15	4.94
2024	12.67	0.34	0.39	0.83	0.22	1.66	0.29	0.60	0.18	1.65	1.16	4.94
2025	12.72	0.34	0.39	0.84	0.22	1.67	0.29	0.60	0.18	1.66	1.16	4.97
2026	12.78	0.34	0.39	0.84	0.22	1.68	0.30	0.61	0.18	1.67	1.16	5.00
2027	12.84	0.34	0.39	0.84	0.22	1.69	0.30	0.61	0.18	1.67	1.17	5.04
2028	12.88	0.34	0.39	0.84	0.22	1.70	0.30	0.62	0.18	1.68	1.17	5.06
2029	12.94	0.34	0.39	0.84	0.22	1.71	0.30	0.62	0.18	1.68	1.17	5.09
2030	13.01	0.34	0.39	0.84	0.22	1.72	0.30	0.63	0.18	1.69	1.18	5.13
2031	13.08	0.34	0.39	0.84	0.22	1.73	0.30	0.63	0.18	1.70	1.18	5.17
2032	13.14	0.34	0.39	0.85	0.22	1.74	0.30	0.63	0.18	1.71	1.19	5.19
2033	13.22	0.34	0.39	0.85	0.22	1.75	0.30	0.64	0.18	1.71	1.19	5.25
2034	13.29	0.35	0.39	0.85	0.22	1.76	0.30	0.64	0.18	1.72	1.20	5.29
2035	13.36	0.35	0.39	0.85	0.22	1.77	0.30	0.64	0.18	1.73	1.20	5.33
2036	13.39	0.35	0.39	0.85	0.22	1.78	0.30	0.64	0.18	1.74	1.21	5.34
2037	13.41	0.35	0.39	0.85	0.22	1.78	0.30	0.65	0.18	1.74	1.21	5.35
2038	13.45	0.35	0.39	0.85	0.22	1.78	0.30	0.65	0.18	1.75	1.22	5.37
2039	13.47	0.35	0.39	0.85	0.22	1.78	0.30	0.65	0.18	1.76	1.22	5.37
2040	13.50	0.35	0.39	0.85	0.22	1.78	0.30	0.65	0.18	1.76	1.23	5.38
2041	13.54	0.35	0.39	0.85	0.22	1.78	0.30	0.65	0.18	1.77	1.23	5.41
2042	13.59	0.35	0.39	0.85	0.22	1.79	0.30	0.65	0.18	1.78	1.24	5.44
2043	13.65	0.35	0.39	0.86	0.22	1.79	0.31	0.65	0.18	1.78	1.24	5.48
2044	13.72	0.35	0.39	0.86	0.22	1.79	0.31	0.66	0.18	1.79	1.25	5.53
2045	13.77	0.35	0.39	0.86	0.22	1.79	0.31	0.66	0.18	1.80	1.25	5.57
2046	13.84	0.35	0.39	0.86	0.22	1.79	0.31	0.66	0.18	1.80	1.25	5.62
2047	13.90	0.35	0.40	0.86	0.22	1.79	0.31	0.66	0.18	1.81	1.26	5.66
2048	13.97	0.35	0.39	0.86	0.22	1.79	0.31	0.66	0.18	1.82	1.26	5.71
2049	14.03	0.35	0.39	0.86	0.22	1.79	0.31	0.67	0.18	1.82	1.27	5.76
2050	14.10	0.35	0.40	0.86	0.22	1.80	0.31	0.67	0.18	1.83	1.27	5.80

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2017-2022)

Expected retail sales growth:	7.8%
Expected job growth:	1.6%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	6.3%

Expected population growth:	-0.9%
Net migration to account for:	N/A
Expected growth in number of vehicles:	1.5%

### Demographics (2017)

Unemployment rate (April 2017):	5.1%
County rank* in California (58 counties):	29th
Working age (16-64) population:	59.9%

Population with B.A. degree or higher:	19.7%
Median home selling price (2016):	\$256,000
Median household income:	\$55,968

### Quality of Life

Violent crime rate (2015):	220 per 100,000 persons
County rank* in California (58 counties):	10th
Average commute time to work (2017):	31 minutes

High School drop out rate (2016):	6.7%
Households at/below poverty line (2017):	7.4%

\* The county ranked 1st corresponds to the lowest rate in California